

BUILDING STANDARDS COMMISSION

2525 Natomas Park Drive, Suite 130
Sacramento, California 95833-2936
(916) 263-0916 FAX (916) 263-0959



August 29, 2014

Cheri A. Haggerty
City Clerk
City of Big Bear Lake
39707 Big Bear Boulevard
Big Bear Lake, CA 92315

RE: Ordinance # 2014-433

Dear Ms. Haggerty:

This letter is to advise you of our determination regarding the referenced ordinance with express findings received from your agency on August 25, 2014.

Our review finds the submittal to contain one ordinance modifying provisions of the 2013 California Building Standards Code in Title 24, California Code of Regulations (code), and express findings complying with Health and Safety Code §§17958.7 and 18941.5. The code modification is accepted for filing and is enforceable. This letter attests only to the satisfaction of the cited law for filing of local code amendment supported by an express finding with the Commission. The Commission is not authorized by law to evaluate the merit of the code modification or the express finding.

Local modifications to the code are specific to a particular edition of the code. They must be readopted and filed with the Commission in order to remain in effect when the next triennial edition of the code is published.

On a related matter, should your city receive and ratify Fire Protection District ordinances making modifications to the code, be advised that Health and Safety Code §13869.7(c) requires such ratified ordinances and express findings to be filed with the Department of Housing and Community Development, Division of Codes and Standards, State Housing Law Program, rather than this Commission. Also, ordinances making modifications to the energy efficiency standards of the code may require approval from the California Energy Commission pursuant to Public Resources Code §25402.1(h)(2).

If you have any questions or need any further information, you may contact me at (916) 263-0916.

Sincerely,


Enrique M. Rodriguez
Associate Construction Analyst

cc: Chron
Local Filings

City of Big Bear Lake



CITY CLERK'S OFFICE

August 21, 2014

California Building Standards Commission
2525 Natomas Park Drive, Suite 130
Sacramento, CA 95833

RE: ADOPTION OF THE 2013 BUILDING CODES WITH AMENDMENTS

To Whom It May Concern:

Pursuant to the applicable provisions of the State of California Health & Safety Code, enclosed is a copy of the City of Big Bear Lake's Ordinance No. 2014 – 433, adopting the 2013 California Building Standards Code with certain modifications. We look forward to receiving written confirmation from your office attesting to your receipt and filing of this Ordinance with local modifications.

If you have any questions please contact me at (909) 752-2808.

Sincerely,

Cheri A. Haggerty
City Clerk

Enclosure

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STANDARDS COMMISSION

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ORDINANCE NO. 2014-433

AN ORDINANCE OF THE CITY OF BIG BEAR LAKE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, REPEALING ORDINANCE 2010-411, THEREBY ADDING AND AMENDING TITLE 15 OF THE BIG BEAR LAKE MUNICIPAL CODE PERTAINING TO THE CONSTRUCTION AND MAINTENANCE OF BUILDINGS, HOUSING, AND FIRE PREVENTION BY ADOPTING THE 2013 CALIFORNIA BUILDING STANDARDS CODE AS FOUND IN TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS COMPRISING THE CALIFORNIA ADMINISTRATIVE CODE, 2013 EDITION; CALIFORNIA BUILDING CODE, VOLUMES 1 & 2, CHAPTER 7A OF VOLUME 1 AND APPENDICES B, H, & J OF VOLUME 2, 2013 EDITION; THE CALIFORNIA RESIDENTIAL CODE AND APPENDICES G, H, J & O, 2013 EDITION; THE CALIFORNIA ELECTRICAL CODE, 2013 EDITION; THE CALIFORNIA MECHANICAL CODE, 2013 EDITION; THE CALIFORNIA PLUMBING CODE, 2013 EDITION; THE CALIFORNIA ENERGY CODE, 2013 EDITION; THE CALIFORNIA HISTORICAL BUILDING CODE, 2013 EDITION; THE CALIFORNIA GREEN BUILDING STANDARDS CODE, 2013 EDITION; THE CALIFORNIA FIRE CODE AND APPENDICES CHAPTER 4A, A, B, BB, CC, D, H, I & J AND ERRATA, 2013 EDITION; THE CALIFORNIA EXISTING BUILDING CODE, 2013 EDITION; THE CALIFORNIA REFERENCE STANDARDS CODE, 2013 EDITION; AND ADOPTING BY REFERENCE TABLES 3A THROUGH 3H OF THE UNIFORM ADMINISTRATIVE CODE, 1997 EDITION; AND THE UNIFORM CODE FOR ABATEMENT OF DANGEROUS BUILDINGS, 1997 EDITION.

WHEREAS, Government Code Sections 50022, et seq. and California Health & Safety Code Section 17922 empowers the City of Big Bear Lake ("City") to adopt by reference the California Building Standards Code as found in Title 24 of the California Code of Regulations; and

WHEREAS, in 2010 the City Council adopted Ordinance 2010-411 adopting the 2010 California Building Standards Code with certain amendments; and

WHEREAS, in 2010 the City Council adopted Ordinance 2010-411 amending the 2010 California Building Standards Code to require fire-resistive construction; and

WHEREAS, in 2010 the City Council adopted Ordinance 2010-411 amending the 2010 California Building Standards Code to require additional snow load requirements; and

WHEREAS, the California Building Standards Commission recently adopted new amendments to the California Building Standards Code; and

WHEREAS, California Health & Safety Code, Section 17958.5 authorizes cities and counties to modify the California Building Standards Code by adopting more restrictive standards and modifications if such standards and modifications are accompanied by express findings that they

are reasonably necessary because of local climatic, geological or topographical conditions; and WHEREAS, the City Council finds and determines that certain local climatic, geological or topographical conditions applicable to the City include, but are not limited to, the following:

- (a) The City has a rural setting with many structures located on parcels such that their distance from the public right-of-way make it difficult for the address of the posted premises to be visible from the public right-of-way. Additionally, the absence of street lighting within significant portions of the City makes it difficult for emergency personnel to identify premises address numbers posted on structures. Therefore, it is reasonable to require the posting of an additional street address number sign adjacent to the property entrance when structures on the property are long distances from the public right-of-way. It is also reasonable to require internally illuminated street address number signs on structures located within the City and therefore amend Section 501 of the California Building Code to require illuminated street addressing.
- (b) The City is located in an area, which due to its topography is highly susceptible to fires, strong winds and extreme weather conditions such as wind driven rain and snow. In other communities these similar climatic and vegetation conditions have contributed to the loss of or injury or damage to life and property, including 450 homes in the Bellaire fire of 1961, 187 homes in the Chatsworth fire of 1970, 50 homes in the Mandeville Canyon fire of 1978, 262 homes in the Anaheim fire of 1982, 71 homes in the Baldwin Hills fire in 1985, 33 homes in the Porter Ranch/Granada Hills fire of 1988, 420 homes in the Santa Barbara fire of 1990, 3,300 homes in the Oakland fire of 1991, and 135 homes in the 2003 Grand Prix Fire . Since 2003, 1435 homes have been destroyed in the foothills and mountains of San Bernardino County; 993 in the Old Fire and most recently 262 in the Slide Fire and 175 in the Grass Valley Fire. It is reasonable to require exterior walls, roof eaves, exterior decks, roof ventilators, attics and under-floor areas of residential construction to meet a higher level of fire-resistive construction standards than the fire-resistive construction standards applied to residential construction elsewhere in California. Therefore it is reasonable to amend Chapter 7A of the 2013 California Building Code and add the amended Chapter 7A to the 2013 California Residential Building Code to require eave, cornice, ridge and gable end roof ventilators and under-floor ventilators to be listed by the ventilator manufacturer as being resistant to the intrusion of flame and burning embers.
- (c) According to the Big Bear Fire Authority ("Authority"), based on the California Building Code Standards 2013 edition, Standard 15-2, Class "A" roofing affords a much greater degree of fire protection which is more appropriate than Class "B" roofing for the peculiar weather conditions of the City. Fires occurring in homes with Class "B" roofing place a greater demand on Authority Firefighters than fires occurring in homes with Class "A" roofing and as such, diminish the Authority's ability to control and prevent the spread of fire to surrounding property and structures. Therefore, based on the City's climatic, geology and topographic conditions, it is reasonable to require all structures to be constructed with "Class A" roofing material and therefore amend Section 1505 of the 2013 California Building Code and Section

R905 of the California Residential Building Code.

- (d) Existing wood shingle and wood shake roofs were installed prior to the implementation of requirements for installations within severe climate areas. Additionally, existing wood shingle and wood shake roofs provide for poor anchorage of fasteners intended to anchor new roof materials, as the fasteners split the weathered and brittle wood shingles and shakes. Therefore, it is reasonable to prohibit the installation of new roofing over existing wood shingle or wood shake roofs even though this practice is permitted elsewhere in California and therefore amend Section 1510 of the 2013 California Building Code and Section R907 of the 2013 California Residential Code.
- (f) The City is located in an area, which due to its climate is susceptible to variable rates of snowfall during the year. The climatic conditions of the City require that the Building Official establish snow load requirements for buildings constructed within the City as specified in the California Building Code. Therefore, the Building Official has determined on the basis of the review of empirical data related to snow fall levels in the area, contacts with local engineering and architectural firms that perform construction design within the City, and the Contractor's Advisory Board, and there is a consensus, that in order to ensure the public safety, requirements within the City should be a minimum roof snow load of 100 pounds per square foot or a ground snow load of 85 pounds per square foot in accordance with the provisions of Section 1608 of the 2013 California Building Code and Table R301.2(1) Climatic and Geographic Design Criteria of the 2013 California Residential Code.
- (g) The City being in an area subject to high fire hazard and substantial snow accumulation has a need to insure that all structures exempt from building permits are constructed to reduce the spread of wildfires and withstand increased roof loads. Therefore to insure that these exempt structures meet minimum fire resistive design standards and snow accumulation conditions it is reasonable to amend Chapter 1 Section 105 of the 2013 California Building Code and Chapter 1 Division II Section R105 of the 2013 California Residential Code.
- (h) The City has determined based on evidence demonstrated in the 2013 Housing Element that more the 50% of the housing stock is greater than 40 years old and that there is a need for the City to assist in the retrofit of older existing residential buildings so that they are more energy efficient. Therefore it is reasonable to amend Division II Section R105.2 of the 2013 California Residential Code of regulating the replacement of forced air units, water heater and windows that comply with the energy standards of the California Energy Code.
- (i) The City is contracted with the Big Bear Fire Authority for the purpose of fire suppression and wishes to establish consistency in the administration and enforcement of the California Code of Regulation Title 24 California Building Codes Parts 1 through 8, Part 9 Chapters 6, 7, 8 and 9, Part 10 and part 12 as they apply to building plan review and building inspection. Therefore it is reasonable to designate

the Building Official as the Fire Code Official for the enforcement and of these codes by amending section 202 of the California Fire Code 2013 edition.

NOW, THEREFORE, the City Council of the City of Big Bear Lake does ordain as follows:

Section 1. Findings. To the extent that the following changes and modifications to the Codes are deemed more restrictive than the standards contained in the California Building Codes thus requiring that findings be made pertaining to local conditions to justify such modifications, the City Council hereby finds and determines that the following changes and modifications are reasonably necessary due to local climatic, geological and topographical conditions.

Section 2. Section 15.04.010 of the City of Big Bear Lake Municipal Code is hereby amended in its entirety to read as follows:

15.04.10 Adoption of the Uniform Codes.

The City adopts by reference and makes part of this Chapter by reference, subject to those certain amendments set forth in Section 15.04.020, the following California Building Codes and uniform codes (one copy of each is on file for use and examination by the public in the Office of the City Clerk):

- A. California Building Code Volumes 1&2 and Appendix Chapters B, H, & J of Volume 2, 2013 edition;
- B. California Residential Building Code and Appendix Chapters G, H, & O, 2013 edition;
- C. California Electrical Code 2013 edition;
- D. California Mechanical Code 2013 edition;
- E. California Plumbing Code 2013 edition;
- F. California Energy Code 2013 edition;
- G. California Historical Building Code 2013 edition;
- H. California Fire Code and Appendices Chapter 4A, A, B, BB, C, CC, D, H, I & J and errata, 2013 edition;
- I. California Existing Building Code 2013 edition;
- J. California Green Building Standards Code 2013 edition;
- K. California Reference Standards Code 2013 edition;
- L. Uniform Administrative Code Tables 3A through 3H, 1997 edition;
- M. Uniform Code for the Abatement of Dangerous Buildings 1997 edition.

Section 3. Section 15.04.020 of the City of Big Bear lake Municipal Code is hereby amended to read in its entirety as follows:

15.04.20 Amendments to the California Building Standards Code.

The following amendments to the 2013 California Buildings Standards Code are adopted to read as follows:

- A. Chapter 1 Section 105.2 of the California Building Code and Chapter 1, Division II Section R105.2 of the 2013 California Residential Code is amended to read as follows:

“105.2 Work exempt from permit. Exemption from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction including but not limited to the City of Big Bear Lake Development Code. A Building Permit is not required for the following:

A Building Permit is not required for the following:

1. One story detached accessory structures to a Group R-3 occupancy used as tool and storage sheds, playhouses, gazebos and other similar non-habitable structures, provided the floor area does not exceed 120 square feet (11 m²).
2. Non-masonry fences not over 6 feet (1829 mm) high.
3. Oil derricks.
4. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge, impounding Class I, II or IIIA liquids or retaining soils greater than 18 inches (457 mm) in depth at greater than a 2:1 cut slope.
5. Water tanks supported directly on level compacted grade if the capacity does not exceed 5,000 gallons (18,927 L) and the ratio of height to diameter or width does not exceed 2 to 1.
6. Sidewalks and driveways, not more than 30 inches (762 mm) above adjacent grade not exceeding a 1 in 8 slope (12.5 percent grade), not adjacent to a slope greater than 1 in 2, not located over any basement or story below and not part of an accessible means of egress or an accessible route as defined by Chapter 11A and 11B of California Building Code 2013 edition.
7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work that does not alter an accessible means of egress or an accessible route as defined by Chapter 11A and 11B of California Building Code 2013 edition.
8. Temporary motion picture, television, and theater stage sets and scenery.
9. Shade cloth structures constructed for agricultural purposes, not including service systems.
10. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, do not exceed 5,000 gallons (18,925 L) and are installed entirely above ground.

11. Swings and other playground equipment accessory to a Group R-3 occupancy.
12. Window awnings supported by an exterior wall which do not project more than 24 inches (609.6 mm) from the exterior wall and do not require additional support of Group R-3 and U occupancies.
13. Decks accessory to a Group R-3 occupancy not exceeding 200 square feet (18.58 m²) in area, that are not more than 30 inches (762 mm) above natural grade at any point, are not within 10 feet (9.29m) of a dwelling, and do not serve the exit door required by Section R311.4 of the California Residential Building Code 2013 edition.
14. Non-fixed and movable fixtures, cases, racks, counters and partitions, not over five feet nine inches (1753 mm) in height and not placed in the accessible means of egress or an accessible route as defined by Chapter 11A and 11B of the California Building Code 2013 edition.
15. The replacement of forced air units, water heaters and windows in R-3 and U occupancies that meet the requirements of the 2013 edition of the California Energy Code and that do not structurally or physically alter the existing structure. This exemption does not relieve the property owner or his or her agent from filing the required compliance documentation with the California Energy Commission; or, allow for the performance of any work done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction including but not limited to the City of Big Bear Lake Development Code.

An Electrical Permit is not required for the following:

1. Listed cord-and-plug connected temporary decorative lighting installed for a period of less than 90 consecutive days or as approved by the Building Official.
2. Reinstallation of attachment plug receptacles and lighting devices but not the outlets therefore.
3. Replacement of branch circuit over current devices of the required capacity in the same location.
4. Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.
5. Electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.
6. Temporary installations of systems required for testing or servicing of electrical equipment or apparatus.

7. Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

A Mechanical Permit is not required for the following:

1. Portable heating and cooking or clothes drying appliances.
2. Portable ventilation appliances.
3. Portable cooling units.
4. Steam, hot- or chilled-water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
6. Portable evaporative coolers.
7. Self-contained refrigeration systems containing 10 pounds (4.54 kg) or less of refrigerant or that are actuated by motors of 1 horsepower (746 W) or less.
8. Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

A Plumbing Permit is not required for the following:

1. The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however, that if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

- B. Section 501.2 of the 2013 California Building Code and Section R319 of the 2013 California Residential Code are amended to read as follows:

“Approved numbers or addresses shall be provided for all new buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Address numbers and internal illumination shall be maintained.

The addresses for new dwellings shall be posted with a minimum of four inch (4”)

high numbers with proportionate width that are plainly visible from the street. During hours of darkness, the numbers shall be internally illuminated. Posted numbers shall be placed on a contrasting background. Where building setbacks exceed one hundred feet (100') from the street or road fronting the property, additional contrasting four inch (4") high numbers shall be displayed at the property entrance.

The addresses for new multi-family, new commercial and new industrial buildings shall be posted with a minimum of six inch (6") high by three-quarters inch (3/4") stroke numbers. During the hours of darkness, the numbers shall be electrically illuminated. Where the building setback exceeds 200 feet from the roadway, additional non-illuminated contrasting six inch (6") high by three-quarters inch (3/4") stroke numbers shall be displayed at the property entrance. New multi-family, new commercial and new industrial buildings shall display address/suite numbers or letters six inch (6") high by three-quarters inch (3/4") stroke placed on a contrasting background on the front and rear doors of each suite/unit."

- C. Chapter 7A of the 2013 California Building Code is adopted in its entirety with the amendments to read as follows:

Sections 706A.1 and 706A.3 are hereby amended to read as follows:

706A.1 General. New Buildings, additions, exterior remodels and reroofing of structures provided with or having existing ventilation openings for enclosed attics, enclosed eave soffit spaces, enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters, and under-floor ventilation shall be in accordance with or shall be brought into accordance with Section 1203 and Sections 706A.1 through 706A.3 to resist building ignition from the intrusion of burning embers and flame through the ventilation openings.

706A.3 Ventilation openings on the Underside of Eaves and Cornices: Vents may be installed on the underside of eaves and cornices provided that the eave and cornice vents are listed and approved as being resistant to the intrusion of flame and burning embers.

Exceptions:

1. Vents complying with the requirements of Section 706A.2 may be installed on the underside of eaves and cornices in accordance with either one of the following conditions:

1.1 The attic space being ventilated is fully protected by an automatic sprinkler system installed in accordance with section 903.3.1.1.

1.2 The exterior wall covering and exposed underside of the eave are of noncombustible material, or ignition-resistant material as determined in accordance

with SFM Standard 12-7A-5 Ignition-Resistant Material and the vent is located more than 12 feet from the ground or walking surface of a deck, porch, patio or similar surface.

SECTION 709A Title is hereby amended to read as follows:

**SECTION 709A
DECKS AND DECKING**

Sections 709A.1 through 709A.4 are hereby amended to read as follows:

709A.1 General. The material of decks, porches, balconies and stairs shall comply with the requirements of this section.

709A.2 Where required. The material of decks, porches, balconies and stairs shall comply with the requirements of this section.

709A.3 Decks. The material of decks, porches, balconies and stairs shall be constructed with one of the following materials:

1. Ignition-resistant material that complies with the performance requirements of both SFM Standard 12-7A-4 and SFM Standard 127A-5.
2. Exterior fire retardant treated wood.
3. Noncombustible material.
4. Any material that complies with the performance requirements of SFM Standard 12-7A-4A when attached exterior wall covering is also either noncombustible or ignition-resistant material.
5. Heavy Timber construction consisting of the following:
 - 5.1. Posts shall be a minimum of 6"X6" nominal dimension;
 - 5.2. Beams shall be a minimum 6"X8" nominal dimension;
 - 5.3. Joists shall be a minimum 4"X8" nominal dimension spaced at no greater than 24 inches on center;
 - 5.4. Composite decking shall be listed by W.U.I. Products published by Cal-Fire;
 - 5.5. Natural wood decking products shall be:
 - 5.5.1. 2"X nominal lumber; or;
 - 5.5.2. 5/4" Hardwood (i.e. teak, mahogany or other approved hardwood).

709A.4 Clearance. Decks with less than 48 inches of clearance from finished grade to deck joists shall be enclosed with screen material with openings no greater ¼" maximum to prevent accumulation of trash, pine needles, etc.

- D. Chapter 9, Section 903.2 of the 2013 California Fire Code is hereby amended to read as follows:

903.2 Where Required. Approved automatic sprinkler systems in new buildings and structures, including pre-manufactured structures, shall be provided in the locations described in Sections 903.2.1 through 903.2.12.

- E. Chapter 9, Section 903.2.11.7 is hereby added to the 2013 California Building Code to read as follows:

903.2.11.7 Building Fire Area 5,000 Square Feet or More in Size. An approved automatic fire sprinkler system shall be provided throughout in all newly constructed buildings and structures of any occupancy group when the gross fire area, as defined in the California Building Code, is equal to or exceeds 5,000 square feet.

EXCEPTIONS: Detached Group U occupancies accessory to a one- or two-family dwelling that are not used for commercial or industrial purposes.

- F. Chapter 9, Section 903.2.11.8 is hereby added to the 2013 California Building Code to read as follows:

903.2.11.8 Additions to Existing Buildings. When an addition to an existing structure results in a structure having a fire area of more than 5,000 square feet and such addition is 50% or more of the original square footage, the entire structure shall be provided with an automatic sprinkler system.

- G. Chapter 9, Section 903.7 is hereby added to the 2013 California Building Code to read as follows:

903.7 Freeze Protection. All sprinkler systems shall be suitably freeze-protected for climatic conditions as prescribed by the fire code official.

- H. Section R302 of the 2013 Residential Code is amended by adding to Section R302.14 Chapter 7A of the 2013 California Building Code with City of Big Bear Lake amendments as adopted in Section 3C of this ordinance.

- I. Section R313.2, Exception of the 2013 Residential Code is hereby amended to read as follows:

Exception: An automatic residential fire sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with an automatic residential sprinkler system where the addition or alteration is less than 50%

of the original square footage or does not result in the creation of a fire area of more than 5,000 square feet.

- J. Section R313.3.1.1 of the 2013 California Residential Code is hereby amended to read as follows:

R313.3.1.1 Required Sprinkler Locations. Sprinklers shall be installed to protect all areas of a dwelling unit.

EXCEPTIONS:

1. Attics, crawl spaces, built-up areas less than 5 feet in height and normally unoccupied concealed spaces that do not contain fuel-fired appliances do not require sprinklers. In those areas containing fuel-fired appliances, a sprinkler shall be installed above the appliance.
2. Clothes closets, linen closets, and pantries not exceeding 24 square feet (2.2 m²) in area, with the smallest dimension not greater than 3 feet (915 mm) and having wall and ceiling surfaces of gypsum board.
3. Detached garages, carports with no habitable space above, open attached porches, balconies or stairs, and similar areas.

- K. Section R313.3.5.2 of the 2013 California Residential Code is hereby amended to read as follows:

R313.3.5.2 Required Capacity. The water supply shall have the capacity to provide the required design flow rate for sprinklers for a period of time as follows:

1. The water supply shall have the capacity to provide the required design flow rate for sprinklers for a minimum of 10 minutes regardless of the square footage or number of stories.
2. Where a well system, a water supply tank system, a pump, or a combination thereof is used, the water supply shall serve both domestic and fire sprinkler systems. Any combination of well capacity and tank storage shall be permitted to meet the capacity requirement.

Exception: Where a residential fire sprinkler system is supplied by a stored water source with an automatically operated means of pressurizing the system other than an electric pump, the water supply may serve the sprinkler system only.

- L. Section 1510.3 of the 2013 California Building Code is amended by adding Section 1510.3.4 and Section R907.3 of the 2013 California Residential Code is amended by adding Section R907.3.5 to read as follows:

“Re-roofing over existing wood shingle or wood shake roofing is not permitted”.

Section 4. Section 15.34.020 of the City of Big Bear Lake Municipal Code is hereby amended in its entirety to read in as follows:

15.34.020 Design Requirements.

- A. Section 1608 of the 2013 California Building Code is amended to by adding Section 1608.1.1 to read as follows:

“The following roof design requirements for snow load shall apply within the City of Big Bear Lake: Buildings and other structures and all portions thereof that are subject to snow loading shall be designed to resist a one-hundred (100) pounds square foot snow load.”

- B. Section 1608 of the 2013 California Building Code is amended by adding Section 1608.2.1 to read as follows:

“The following roof design requirements for snow loads shall apply within the City of Big Bear Lake: The ground snow load design per square foot shall not be less than eight-five (85) pounds.”

- C. Table R301.2 (1) Climatic and Geographic Design Criteria of the 2013 California Residential Code by adding the following design criteria values as listed below in items 1 through 12 to read as follows:

1. Ground Snow Load: 85psf; Roof Snow Load: 100psf;
2. Wind Design Speed: 85 mph
3. Wind Design Topographic Effects: None;
4. Seismic Design Category: D2;
5. Subject to Weathering From Weathering: Negligible;
- 6 Subject to Weathering From Frost Line Depth: 18 inches;
7. Subject to Weathering From Termites: Yes;
8. Winter Design Temperature (Zone): 16;
9. Ice Barrier Underlayment Required: Yes;
10. Flood Hazards: FIRMs Numbers 06071C8005 H, 06071C8007 H, 06071C8010 H, 06071C7290 H, 06071C7295 H and 06071C8026 H;
11. Air Freezing Index: 500;
12. Mean Annual Temperature: 48 degrees Fahrenheit.

Section 5. Section 15.36.020, subsection (A), of the City of Big Bear Lake Municipal Code is hereby amended in its entirety to read as follows:

- A. Section 1505 of the 2013 California Building Code is amended by adding Section 1505.1.5 and Section R902.1 of the California Residential Code is amended by adding Section R902.1.5 to read as follows:

“The entire roof covering of any building hereafter constructed, including re-roofing of existing buildings exceeding ten percent (10%) or more of the existing roof, shall be Class “A” covering as defined in Chapter 15 of the 2013 California Building Code. The removal of more than twenty-five percent (25%) of the roof sheathing and or supporting structural components shall constitute a new roof thereby requiring the entire roof structure that is under repair to be in compliance with the 2013 California Building Code”.

Section 6. Section 15.40 of the City of Big Bear Lake Municipal Code is hereby amended in its entirety to read as follows:

15.40 Amendments to California Fire Code.

- I. Chapter 1, Section 101.1 of the 2013 California Fire Code is hereby amended to read as follows:

101.1 Title. These regulations and adopted standards and interpretations, as approved by the fire code official, shall be known as the “Fire Code of the Big Bear Fire Authority”, hereinafter referred to as, “Big Bear Fire Authority Fire Code, or “this code.”

- II. Chapter 1, Section 103.2 of the 2013 California Fire Code is hereby deleted.

- III. Chapter 1, Section 104.10 of the 2013 California Fire Code is hereby amended to read as follows:

104.10 Fire Investigations. The fire code official, the fire department or other responsible authority shall have the authority to investigate the cause, origin and circumstances of any fire, explosion or other hazardous condition. Department investigators designated by the Fire Chief, shall have the powers of a peace officer in performing their duties and are authorized to conduct investigative detentions, issue criminal citations and make arrests pursuant to California Penal Code Section 830.37 and this code. The fire code official shall pursue any investigation to its conclusion. Information that could be related to trade secrets or processes shall not be made part of the public record except as directed by a court of law.

- IV. Chapter 1, Section 104.12 is added to the 2013 California Fire Code and is to read as follows:

104.12 Cost Recovery. Fire suppression, investigation, plan review, administrative costs, and rescue or emergency medical costs are recoverable in accordance with Health and Safety Code Sections 13009 and 13009.1 and by Department resolution.

- V. Chapter 1, Section 104.13 is added to the 2013 California Fire Code and is to read as follows:

104.13 Expenses for Securing an Emergency. Any person who negligently or intentionally, or in violation of law, causes an emergency response, including, but not limited to, a traffic accident or spill of toxic or flammable or combustible liquids or chemicals, is liable for the costs of securing such emergency, including those costs set out in Health and Safety Code Section 13009 et seq. and Government Code Section 53150 et seq. Any expense incurred by the fire department for securing such an emergency situation shall constitute a debt of such person and shall be collectible by the Authority in the same manner as in the case of an obligation under contract, express or implied.

- VI. Chapter 1, Section 105.6.4 of the 2013 California Fire Code is hereby amended to read as follows:

105.6.4 Carnivals, Fairs, Block Parties, and Other Outdoor Assemblage. An operational permit is required to conduct a carnival, fair, block party, race, concert, parade or other similar outdoor assemblage whether, public or private, when in the opinion of the fire code official, a permit and specific conditions are required due to the nature or location of the activity.

- VII. Chapter 1, Section 105.6.30 of the 2013 California Fire Code is hereby amended to read as follows:

105.6.30 Open burning. An operational permit is required for the kindling or maintaining of an open fire, bonfire, or recreational fire on any public street, alley, road, or other public or private ground. Instructions and stipulations of the permit shall be adhered to.

Delete: "EXCEPTION: Recreational fires."

- VIII. Chapter 1, Section 105.6.31 of the 2013 California Fire Code is hereby amended to read as follows:

105.6.31 Open flames and torches. An operational permit is required to remove paint with a torch, or to use a torch or open flame device.

EXCEPTION: The use of decorative torches on the property of one- and two-family dwellings shall not be permitted.

- IX. Chapter 1, Section 105.7.17 is hereby added to the 2013 California Fire Code to read as follows:

105.7.17 Pallet Yards. An operational permit is required to store, manufacture, refurbish or otherwise handle wood or plastic pallets in excess of 50 pallets.

- X. Chapter 1, Section 108 of the 2013 California Fire Code is hereby amended to read as follows:

108.1 Board of Appeals established. In order to determine the suitability of alternative materials and types of construction and to provide reasonable interpretations of the provisions of this code, a Committee of the Big Bear Fire authority Board of Directors shall serve as an Appeals Board. The Appeals Board shall be comprised of the Chairman of the Authority Board of Directors and four other members of the Board of Directors selected by the Chairman.

108.2 Limitations on authority. An application for appeal shall be based on a claim that the intent of this code or the rules legally adopted hereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent method of protection or safety is proposed. The board shall have no authority to waive requirements of this code.

108.3 Requests for Hearing. Any person, including the Big Bear Fire Department ("fire department"), desiring a review or interpretation of the Fire Code may file a request with the Secretary of the Board of Directors for a hearing before the Appeals Board of the Big Bear Fire Authority within 15 days after the date such interpretation is rendered or enforcement began. The enforcement to be reviewed is suspended until the determination of the hearing unless a hazardous condition exists.

108.4 Hearing Procedures. Upon receipt of a request for a hearing before the Appeals Board, the Secretary of the Board of Directors shall fix the time and place of the hearing which shall be at a meeting of the Fire Authority held not less than 10 days nor more than 30 days after the date of the filing of the request for hearing. The Appeals Board shall give written notice of the time and place of the hearing to the initiating party and the fire code official involved. Witnesses may be sworn and evidence produced, and parties may be represented by counsel. The Appeals Board shall keep a record of the proceedings of each hearing and shall issue written findings and a decision within 15 days after the conclusion of the hearing. The decision shall be mailed to the parties by first class mail, postage prepaid, at such addresses as they have provided.

108.5 Appeals to the Board of Directors. Any decision of the Appeals Board may be appealed to the full Authority Board of Directors. A request for such review shall be filed with the Secretary of the Board of Directors within 15 days from the date of the mailing of the Appeals Board decision. The full Fire Authority Board of Directors shall schedule a hearing at a regular meeting within 45 days after receipt of the request for appeal and shall issue a written decision within 30 days after the conclusion of that hearing. All such decisions shall be final and shall be mailed to the parties by first class mail, postage prepaid, at such addresses as they have provided.

108.6 Fees and Costs. The fire department involved (whether appellee or appellant) shall act as staff to the Appeals Board or to the Fire Authority Board of Directors, and for that purpose may determine and set fees to charge an appellant to cover the cost of preparation of the record for appeal. A summary of costs shall be compiled and sent to

the appellant after all appeals have been exhausted. Any refund due the appellant shall be returned within 60 days after the summary is sent.

- XI. Chapter 2 of the 2013 California Fire Code is hereby amended by adding the following definitions to Sections 202 to read as follows:

SECTION 202 DEFINITIONS

All Weather Driving Surface. Unless otherwise defined within other Codes, Rules, Standards or Regulations, the following are considered to be All Weather Driving Surfaces:

- A. Three inch (3") Type II A.C. pavement on four inch (4") crushed aggregate base.
- B. Six inch (6") Type II A.C. pavement on native soil.
- C. Six inch (6") Portland cement concrete pavement on native soil.
- D. Any other surface as determined by the fire code official to meet the intent of this Code.

Barbecue Grill (also known as a barbeque or BBQ). A portable or fixed device, constructed of steel, concrete, clay, or other non-combustible material, for the primary purpose of cooking food over a liquefied petroleum-, natural gas-, or charcoal-fueled fire.

Barbecue Pit. A trench or depression in the ground in which wood or other clean solid fuel is burned to produce a bed of hot coals for the sole purpose of cooking. A barbecue pit having a fuel area greater than 3 feet in width or 2 feet in height shall be considered a bonfire.

Fire Department. The Big Bear Lake Fire Authority.

Fire Code Official. Within the jurisdictional boundaries of the City of Big Bear Lake, the Fire Chief or other designated authority charged with the administration and enforcement of the code or a duly authorized representative. The Fire Code Official charged with the administration and enforcement of Chapters 7,8,9 and 10 of the California Building Code 2013 edition; Chapters 7,8,9 and 10 of the California Residential Code 2013 edition; and Chapters 7,8,9 and 10 of the California Fire Code 2013 edition; shall be the Chief Building Official.

Open Fires. Any outdoor fire, including open burning projects, recreational fires and bonfires, portable outdoor fireplaces, barbecues and barbecue pits, wherein products of combustion are emitted directly into the ambient air without passing through a stack or chimney from an enclosed chamber.

- XII. Chapter 3, Section 304.3.5 is hereby added to The 2013 California Fire Code to read as follows:

304.3.5 Abatement. In the event that a fire hazard exists, as determined by the fire code official and in accordance with this chapter, the fire code official may give notice to the owner of the property upon which a hazardous condition exists to abate such condition. In the event that abatement is not performed within the time frames granted by such notices or other written documentation, the fire code official may cause abatement to be done in accordance with public nuisance abatement procedures and make the expense of such abatement a lien upon the property at which such condition exists.

- XIII. Chapter 3, Section 305.3 of the 2013 California Fire Code is hereby amended to read as follows:

305.3 Open-flame Warning Devices. Open-flame warning devices shall not be used along an excavation, road or any other place where the dislodgment of such device may permit the device to roll, fall or slide onto any area or land containing combustible materials.

EXCEPTION: This section shall not apply to public safety personnel acting in the performance of their duties.

- XIV. Chapter 3, Section 305.5 is hereby added to the 2013 California Fire Code to read as follows:

305.5 Spark Arrestors. Each chimney used in conjunction with a fireplace, outdoor fireplace, or other heating appliance in which solid fuel is burned, shall be maintained with an approved spark arrester. The spark arrester shall have heat and corrosion resistance equivalent to 12-gauge wire, 19-gauge galvanized wire or 24-gauge stainless steel wire. Openings shall not permit the passage of spheres having a diameter larger than one-half inch (13 mm) maximum and shall not block the passage of spheres having a diameter of less than three-eighths inch (10 mm). The screen shall be mounted in or over all outside flue openings in a vertical and near vertical position, adequately supported to prevent movement and shall be visible from the ground. All spark arrestors shall be accessible and removable for cleaning.

- XV. Chapter 3, Section 307.1 of the 2013 California Fire Code is hereby amended to read as follows:

307.1 General. No person shall kindle, or maintain any fire, or allow any fire to be kindled or maintained on their property unless in accordance with this Code.

- XVI. Chapter 3, Section 307.2 of the 2013 California Fire Code is hereby amended to read as follows:

307.2 Permit Required. When required pursuant to section 105.6.30, a permit shall be obtained from the appropriate fire code official as defined in Section 307.2.1 prior to kindling any open fire.

EXCEPTION: Barbecues utilizing natural gas, propane or charcoal briquettes used at one- and two-family dwellings unless otherwise regulated.

307.2.1 Authorization. Where required by state or local law or regulations, open burning shall only be permitted with prior approval from the state or local air and water quality management authority, provided that all conditions specified in the authorization are followed.

- XVII. Chapter 3, Section 307.3 of the 2013 California Fire Code is hereby amended to read as follows:

307.3 Extinguishment Authority. The fire code official is authorized to order or cause the extinguishment of any fire that creates or adds to a hazardous condition, creates smoke emissions offensive to occupants of surrounding properties, is conducted without a permit when such a permit is required, or is conducted outside of the parameters set forth in this section or a permit, when required.

- XVIII. Chapter 3, Section 315.6 is hereby added to the California Fire Code to read as follows:

315.6 Outside Storage of Firewood. Firewood and combustible material for consumption on the premises shall be neatly stacked free from accumulations of pine needles and other debris. Firewood that is used for private consumption is limited to five (5) cords.

- XIX. Chapter 4, Section 403.1 of the 2013 California Fire Code is hereby amended to read as follows:

403.1 Fire Watch Personnel. When, in the opinion of the fire code official, it is essential for public safety in a place of assembly or any other place where people congregate, because of the number of persons, or the nature of the performance, exhibition, display, contest or activity, the fire code official may require, at the expense of the owner, agent or lessee, one or more fire department personnel to perform fire watch duties, as required and to remain on duty during the times such places are open to the public, or when such activity is being conducted.

EXCEPTION: The fire code official may require the owner, agent or lessee to provide one or more fire watch personnel.

- XX. Chapter 5, Section 503.2.1 of the 2013 California Fire Code is hereby amended to read as follows:

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet (7315.2 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 14 feet 6 inches (4450.08 mm).

EXCEPTIONS:

1. Driveways of one- and two-family dwellings shall be a minimum of 12 feet in width.
2. Driveways of one- and two-family dwellings exceeding 150' in length shall be a minimum of 14 feet in width.
3. Required access road dimensions may be modified when, due to location on property, topography, waterways, nonnegotiable grades or other similar conditions, the fire code official determines that the conditions cannot be met.

XXI. Chapter 5, Section 503.2.3 of the 2013 California Fire Code is hereby amended to read as follows:

503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities. Where road grades do not exceed eight percent (8%), and where serving only one- or two-family dwellings or accessory Group U occupancies, the fire code official may approve roads constructed with approved native materials or gravel compacted to eighty five percent (85%) compaction.

XXII. Chapter 5, Section 503.2.7 of the 2013 California Fire Code is hereby amended to read as follows:

503.2.7 Grade. The grade of the fire apparatus access road shall be within the limits established by the fire code official based on the fire department's apparatus. Where driveways serving one- and two- family dwelling units have a driveway gradient exceeding twelve and one-half percent (12.5%), a separate emergency egress path of travel from the primary entrance of each dwelling unit to the public way shall be provided. All components of the separate emergency egress path of travel shall comply with all applicable provisions of the 2013 California Building Code.

XXIII. Chapter 5, Section 503.4 of the 2013 California Fire Code is hereby amended to read as follows:

503.4 Obstruction of Fire Apparatus Access Roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 shall be maintained at all times. Any condition that serves as an impediment to fire access, or any vehicle or other obstruction to fire access may be removed at the order of the fire code official,

with the expense of such removal to be paid by the owner of the roadway, or of said vehicle or obstruction.

- XXIV. Chapter 5, Section 505.1 of the 2013 California Fire Code is hereby amended to read as follows:

505.1 Address Identification. Approved numbers or addresses shall be provided for all new buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Address numbers and internal illumination shall be maintained.

The addresses for new dwellings shall be posted with a minimum of four inch (4") high numbers with proportionate width that are plainly visible from the street. During hours of darkness, the numbers shall be internally illuminated. Posted numbers shall be placed on a contrasting background. Where building setbacks exceed one hundred feet (100') from the street or road fronting the property, additional contrasting four inch (4") high numbers shall be displayed at the property entrance.

The addresses for new multi-family, new commercial and new industrial buildings shall be posted with a minimum of six inch (6") high by three-quarters inch (3/4") stroke numbers. During the hours of darkness, the numbers shall be electrically illuminated. Where the building setback exceeds 200 feet from the roadway, additional non-illuminated contrasting six inch (6") high by three-quarters inch (3/4") stroke numbers shall be displayed at the property entrance. New multi-family, new commercial and new industrial buildings shall display address/suite numbers or letters six inch (6") high by three-quarters inch (3/4") stroke placed on a contrasting background on the front and rear doors of each suite/unit.

- XXV. Chapter 5, Section 507.1 of the 2013 California Fire Code is hereby amended to read as follows:

507.1 Required Water Supply. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. In areas without a water purveyor capable of supplying the required fire flow, National Fire Protection Association Standard 1142 shall be used to establish on-site water storage capacities, when allowed by the fire code official.

EXCEPTION: For single one- and two-family dwellings and detached garages, not part of a parcel map, tentative tract or other similar planned development, an approved automatic residential fire sprinkler system or an approved self-contained residential automatic sprinkler system may be considered as an adequate water supply with no additional on-site water source required.

XXVI. Chapter 5, Section 507.3 of the 2013 California Fire Code is hereby amended to read as follows:

507.3 Fire Flow. Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method or Appendix B.

EXCEPTION:

1. For single one- and two-family dwellings and detached garages, not part of a parcel map, tentative tract or other similar planned development, the installation of an approved automatic residential fire sprinkler system or an approved self-contained residential automatic sprinkler system may be considered an approved fire flow.
2. No water supply or fire sprinkler system is required for detached Group U occupancies not used for industrial or commercial properties when structures are located 50 feet or further from the property lines and any dwelling.

XXVII. Chapter 5, Section 507.3.1 is hereby added to the 2013 California Fire Code to read as follows:

507.3.1 Inadequate Fire Flow. In areas which are unable to be provided with required fire flow, buildings shall be provided with an approved NFPA sprinkler system. On-site water storage requirements for occupancies other than group R, Division 3 may be reduced to a 30 minute minimum sprinkler demand.

XXVIII. Chapter 9, Section 903.2 of the 2013 California Fire Code is hereby amended to read as follows:

903.2 Where Required. Approved automatic sprinkler systems in new buildings and structures, including pre-manufactured structures, shall be provided in locations described in Sections 903.2.1 through 903.2.12.

XXIX. Chapter 9, Section 903.2.11.7 is hereby added to the 2013 California Fire Code to read as follows:

903.2.11.7 Building Fire Area 5,000 Square Feet or More in Size. An approved automatic fire sprinkler system shall be provided throughout in all newly constructed buildings and structures of any occupancy group when the gross fire area, as defined in the California Building Code, is equal to or exceeds 5,000 square feet.

EXCEPTIONS: Detached Group U occupancies accessory to a one- or two-family dwelling that are not used for commercial or industrial purposes.

XXX. Chapter 9, Section 903.2.11.8 is hereby added to the 2013 California Fire Code to read as follows:

903.2.11.8 Additions to Existing Buildings. When an addition to an existing structure results in the structure having a fire area greater than 5,000 square feet and such addition is 50% or more of the original square footage, the entire structure shall be provided with an automatic sprinkler system.

XXXI. Chapter 9, Section 903.7 is hereby added to the 2013 California Fire Code to read as follows:

903.7 Freeze Protection. All sprinkler systems shall be suitably freeze-protected for climatic conditions as prescribed by the fire code official.

XXXII. Chapter 34, Section 3405.1 of the 2013 California Fire Code is hereby amended to read as follows:

3405.1 Individual Piles. Piles shall be restricted to individual piles not exceeding 2,500 square feet of continuous area. Pile width shall not exceed 50 feet. Piles shall not exceed 25,000 cubic feet in volume or 10 feet in height.

XXXIII. Chapter 49, Section 4901.3 is hereby added to the 2013 California Fire Code to read as follows:

4901.3 Fire Protection Plan. A Fire Protection Plan (FPP), approved by the fire code official, shall be required for all new developments within declared fire overlay districts. The FPP shall include mitigation measures consistent with the unique problems resulting from the location, topography, geology, flammable vegetation and climate of the proposed site. The FPP shall address water supply, access, building ignition and fire resistance, fire protection systems and equipment, defensible space and vegetation management. The FPP shall be consistent with the City of Big Bear Lake Development Code, or, at the option of the fire code official, with other nationally recognized standards and good practice.

XXXIV. Chapter 49, Sections 4906 of the 2013 California Fire Code is hereby amended to read as follows:

4906.1 General. Hazardous vegetation and fuels shall be managed to reduce the severity of potential exterior wildfire exposure to buildings and to reduce the risk of fire spreading to buildings in accordance with Section 4906.3.

4906.2 Application. Those areas protected by the Big Bear Fire Authority shall be classified as a *Very High Fire Hazard Severity Zone*.

4906.3 Requirements. It shall be the responsibility of every property owner, occupant and person in control of any land interest to abate the accumulation of forest fuels around their property, through implementation of measures as identified in Chapter 17.10 of the City of Big Bear Lake Municipal Code.

XXXV. Chapter 56, Sections 5601.2 through 5601.2.6 are hereby added to the 2013 California Fire Code to read as follows:

5601.2 Permit Required. Permits shall be obtained from the San Bernardino County Sheriff's Department ("sheriff's department"):

1. To manufacture, possess, store, sell, display or otherwise dispose of explosives, blasting agent or phosphoric compounds.
2. To transport explosives or blasting agents.
3. To use explosives or blasting agents.
4. To operate a terminal for handling explosives or blasting agents.
5. To deliver or receive explosives or blasting agents from a carrier at a terminal between the hours of sunset and sunrise.
6. To transport blasting caps or electric blasting cap on the same vehicle with explosives.

5601.2.1 In addition to the requirements set forth in this article, the sheriff's department or the fire department may, for the safety and security of the public, set additional requirements for a permit application.

The sheriff's department shall notify the fire department when any application has been made for an explosives permit for a specific location and purpose. No permit shall be issued without the approval of the fire department.

5601.2.2 Seizure. The fire code official is authorized to remove or cause to be removed or disposed of in an approved manner, at the expense of the owner, explosives, explosive materials or fireworks offered or exposed for sale, stored, possessed or used in violation of this chapter.

5601.2.3 Storage and Transportation of Explosives and Blasting Agents. The storage and transportation of explosives and blasting agents is prohibited in residential areas, principal business districts, closely-built commercial areas and heavily-populated areas, except as permitted by the sheriff's department and the fire department in accordance with California Code of Regulations, Title 19, and Title 4, Division 5 of the San Bernardino County Code.

5601.2.4 Magazine Size. Indoor magazines shall not be of a size greater than the exit door or contain more than 50 pounds of explosive materials.

5601.2.5 Black Powder. The amount of black powder stored in an indoor magazine shall not exceed 50 pounds.

5601.2.6 Notification. When blasting is being conducted in the vicinity of gas, electric, water, fire alarm, telephone, telegraph or stream utilities, the blaster shall notify the appropriate representative of such utilities at least 24 hours in advance of blasting specifying the location and intended time of such blasting.

EXCEPTION: In an emergency, advance notification may be waived by the fire code official.

XXXVI. Chapter 57, Section 5704.2 of the 2013 California Fire Code is hereby amended to read as follows:

5704.2 Tank Storage. Pursuant to Section 5704 of the California Fire Code, the storage of flammable and combustible liquids in outside aboveground unprotected tanks and below grade vaulted tanks are prohibited in all commercial occupancy areas, developed residential areas, and other areas where the Chief having jurisdiction determines that the installation of flammable and combustible aboveground storage tanks or below grade vaulted tanks will create a hazard to occupants and property owners in the area. Deviation from these requirements may be allowed only upon specific written findings by the fire code official.

XXXVII. Chapter 80, Section 6.1.2 of NFPA 13D a Referenced Standard of the 2013 California Fire Code is hereby amended to read as follows:

6.1.2 Where stored water is used as the sole source of supply for the sprinkler system, the minimum quantity shall equal the water demand rate times 10 minutes.

XXXVIII. Chapter 80, Section 6.1.3 of NFPA 13D a Referenced Standard of the 2013 California Fire Code is hereby deleted.

XII. Appendix B, Section B105.2 of the 2013 California Fire Code is hereby amended to read as follows:

B105.2 Buildings Other than One- and Two-Family Dwellings. The minimum fire flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in Table B105.1.

EXCEPTION: A reduction in required fire flow of up to 50 percent, as approved, is allowed when the building is provided with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2. A reduction in required fire flow of up to 75 percent is allowed for isolated buildings of Group U occupancy, agricultural uses, or other low hazard uses when approved by the fire code official. The resulting fire flow shall not be less than 1,500 gallons per minute (5678 L/min) for the prescribed duration as specified in Table B105.1.

XL. Appendix C, Section C103.1 of the 2013 California Fire Code is hereby amended to read as follows:

C103.1 Fire Hydrants Available. The number of fire hydrants available to a complex or subdivision shall not be less than that determined by spacing requirements specified in Section C105.1 when applied to fire apparatus access roads and perimeter public streets from which fire operations could be conducted.

XLII. Appendix C, Section 105.1 of the 2013 California Fire Code is hereby amended to read as follows:

C105.1 Hydrant Spacing. The average spacing between fire hydrants shall not exceed 300 feet (91m) in industrial, commercial, and multifamily development, and 600 feet (183m) in all single family developments. Spacing of fire hydrants along public streets shall also be guided by other County or Authority public works standards.

EXCEPTION: The fire code official is authorized to accept a deficiency of up to 10 percent where existing fire hydrants provide all or a portion of the required fire hydrant service.

XLIII. Appendix C, Table C105.1 of the 2013 California Fire Code is hereby deleted.

Section 7. All former ordinances or parts conflicting or inconsistent with the provisions of this Ordinance or any other ordinances in conflict herewith are hereby repealed.

Section 8. If any provisions of this Ordinance or application thereof to any person or circumstances are held invalid, this invalidity shall not affect other applications of this Ordinance which can be given effect without the invalid provision or applications, and to this end, the provisions of this Ordinance are declared to be severable. This Ordinance shall be liberally construed to achieve the purposes of this Ordinance and to preserve its validity.


Section 9. The City Council hereby finds and determines that it can be seen with certainty that there is not possibility that this Ordinance may have a significant adverse effect on the environment, since it adopts updated building and safety standards which the District had previously adopted in substantial form. Thus, the adoption of this Ordinance is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines. Staff is directed to file a Notice of Exemption.

Section 10. This Ordinance shall take effect thirty (30) days after the date of its adoption, and prior to the expiration of the fifteen (15) days from the passage thereof, the Ordinance or a summary of the Ordinance shall be published at least once in a local newspaper of general circulation in the City. Thereafter, the Ordinance shall be in full force and effect.

PASSED, APPROVED AND ADOPTED this 14th day of July, 2014.

AYES: Caretto, Herrick, Jackowski, Jahn, Obernolte
NOES: None
ABSENT: None


ABSTAIN: None


Jay Obernolte, Mayor

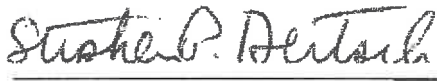
ATTEST:

July 22, 2014

Date


Cheri A. Haggerty, City Clerk

REVIEWED AND APPROVED:


Best Best & Krieger LLP
Stephen P. Deitsch
City Attorney

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) ss
CITY OF BIG BEAR LAKE)


I, Cheri Haggerty, City Clerk of the City of Big Bear Lake do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing ordinance, being Ordinance No. 2014-433 is a full, true and correct original of Ordinance No. 2014-433 of the said City of Big Bear Lake, California, entitled:

AN ORDINANCE OF THE CITY OF BIG BEAR LAKE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, REPEALING ORDINANCE 2010-411, THEREBY ADDING AND AMENDING TITLE 15 OF THE BIG BEAR LAKE MUNICIPAL CODE PERTAINING TO THE CONSTRUCTION AND MAINTENANCE OF BUILDINGS, HOUSING, AND FIRE PREVENTION BY ADOPTING THE 2013 CALIFORNIA BUILDING STANDARDS CODE AS FOUND IN TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS COMPRISING THE CALIFORNIA ADMINISTRATIVE CODE, 2013 EDITION; CALIFORNIA BUILDING CODE, VOLUMES 1 & 2, CHAPTER 7A OF VOLUME 1 AND APPENDICES B, H,& J OF VOLUME 2, 2013 EDITION; THE CALIFORNIA RESIDENTIAL CODE AND APPENDICES G, H, J & O, 2013 EDITION; THE CALIFORNIA ELECTRICAL CODE, 2013 EDITION; THE CALIFORNIA MECHANICAL CODE, 2013 EDITION; THE CALIFORNIA PLUMBING CODE, 2013 EDITION; THE CALIFORNIA ENERGY CODE, 2013 EDITION; THE CALIFORNIA HISTORICAL BUILDING CODE, 2013 EDITION; THE CALIFORNIA GREEN BUILDING STANDARDS CODE, 2013 EDITION; THE CALIFORNIA FIRE CODE AND APPENDICES CHAPTER 4A, A, B, BB, CC, D, H, I & J AND ERRATA, 2013 EDITION; THE CALIFORNIA EXISTING BUILDING CODE, 2013 EDITION; THE CALIFORNIA REFERENCE STANDARDS CODE, 2013 EDITION; AND ADOPTING BY REFERENCE TABLES 3A THROUGH 3H OF THE UNIFORM ADMINISTRATIVE CODE, 1997 EDITION; AND THE UNIFORM CODE FOR ABATEMENT OF DANGEROUS BUILDINGS, 1997 EDITION.

was duly passed and adopted by the said City Council, approved and signed by the Mayor of said City, and attested by the City Clerk of said City, all at a regular meeting of the said Council on the 14th day of July, 2014, and that the same was so passed and adopted by the following vote:

AYES:	Caretto, Herrick, Jackowski, Jahn, Obernolte
NOES:	None
ABSENT:	None
ABSTAIN:	None

I do hereby further certify that pursuant to the provisions of Section 36933 of the Government Code of the State of California that the foregoing Ordinance No. 2014-433 was duly and regularly published according to law and the order of the City Council and circulated within said City.


Cheri A. Haggerty, City Clerk

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CALIFORNIA BUILDING
STANDARDS COMMISSION